





# HIGH QUALITY FINISHES AND DETAILS THROUGHOUT



**DM**  
**DRUMMAN  
MEADOWS**

OFF PORTADOWN ROAD  
ARMAGH

**MOST OF THE TURNKEY SPECIFICATION CAN BE PICKED AT NORTHLAND'S SALES OFFICE TO MAKE THE WHOLE PROCESS AS STRESS-FREE AS POSSIBLE.**

## KITCHEN

- Bespoke kitchen designed & fitted with your wide choice of soft close doors & drawers, worktops (with upstands) and handles
- Hob splashback
- Appliances to include integrated fridge/freezer, washing machine, dishwasher, gas hob, electric oven and extractor fan (where applicable)
- Concealed chrome under cupboard lighting
- Recessed low voltage chrome down lighters to kitchen ceilings
- Choice of ceramic floor tiling from a superior range
- Thermostatically controlled shower to ensuite
- Extensive choice of floor tiles to bathroom, ensuite & cloakroom with tiled splashbacks to sinks
- Fully tiled shower enclosure to ensuite
- Recessed chrome down lighters to bathroom and ensuite ceilings

## GENERAL HOUSE FEATURES

- Superfast fibre-optic broadband FTTP with speeds of up to 330Mb/s
- Choice of carpets (with underlay) to lounge, hall, stairs, landing and bedrooms
- Wood burning stove
- Internal walls & ceilings painted in neutral colour
- Mains and battery supply smoke, heat & carbon monoxide detectors
- Pre-wire house alarm
- Painted, moulded skirting and architrave

## EXTERNAL FEATURES

- Extensive use of natural Mourne stone features to traditionally built homes finished in brick or render (site specific)
- Feature external lighting fitted front and rear
- Open space to be landscaped
- Pebble driveway
- Rear gardens enclosed with timber fencing (where applicable)
- Outside water tap
- Management company will be set-up to manage common areas



## BATHROOM / ENSUITE / CLOAKROOM

- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel rail to bathroom and ensuites

# Specification

Images taken from previous Northland Developments show homes and reflect the style of finish at Drumman Meadows.